



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Pedro Fernandes & Amanda Ferreira
LOT NUMBER: 176 PHASE: 1
MODEL: CARLYLE TANDEM
P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
1	Cost to provide "conduit-only" from basement to attic	\$300.00
2.	Exterior Electrical Receptacle. IN ADDITION TO STANDARD - Add exterior electrical (duplex receptacle	\$360.00
3.	Valance Lighting, cost to provide complete valance lighting below upper cabinets in the kitchen area. *Up to 6 fixtures; includes rough-in and switch *Note, price includes LED light fixtures and does not include kitchen valance moulding/light shield.	\$1,640.00
4	Interior ceiling light - add rough-in light with capped enclosure (on separate switch) - Location is in living room	\$360.00
5.	Provide for wall mount TV or above fireplace, includes dedicated electrical, conduit for future Tech cable to floor receptacle and/or to end beside the fireplace. Specify location if not going above fireplace. This does not include any brackets or mounting for TV	\$500.00
6.	PROVIDE FOR 10FT CEILINGS on the main floor in lieu of standard. Does not include areas where bulkheads are required. Windows sizes will be increased by 6" in height, based on standard white window frames. Front Door(s) and patio Sliding Doors to be increased to 8ft (height), based on Standard door style. All interior doors on the main floor be increased to 8ft based on standard door style/hardware/trim package. THIS ALSO INCLUDES DOOR FROM HOUSE TO GARAGE - note the door style for entry to garage - is a 98" high door, based on the 6 panel door style. Note, there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen and/or approximate 2ft gap between the upper cabinets to ceiling if bulkhead is not required.	\$25,000.00
7.	Provide 9ft ceilings on the 2nd floor, with 8ft interior doors, in lieu of standard, does not include area where bulkheads are required. Window sizes will increase by 6" in height. Price based on standard white window frames, all interior doors on the 2nd floor to be increased to 8ft, based on standard door style/hardware/trim package.	\$22,000.00
8.	Exhaust vent - provide 10" exhaust vent in the kitchen area in lieu of standard 6". Does not include kitchen hood fan that accommodates 6" vent	\$850.00
9	Gas line pipe - Upsize main gas pipe from 1" to 1-1/4" in lieu of standard	\$850.00
10	Provide 8ft tall EXTERIOR GARDEN DOOR SYSTEM, in lieu of patio sliders at Kitchen/breakfast/dinette area on main level. Standard white colour door frames. One side is fixed and one operating panel, (door must swing inward). Door systems comes with screen. Note: Top of trim may finish at a different height than main floor windows and trimmed openings	\$3,375.00
	Net upgrades continued on page 2	
Extra's Subtotal:		\$55,235.00
H.S.T.		\$7,180.55
New Total:		\$62,415.55
Less Bonus Package (if Applicable)		
TOTAL:		\$62,415.55
Net upgrades continued on page 2		\$55,235.00
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above-named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

Amanda Ferreira (Jan 27, 2022 10:03 EST)

PURCHASER

Pedro Ferreira (Jan 27, 2022 17:37 EST)

PURCHASER

BELLAIRE PROPERTIES INC.

Per: Lormel Homes (Jan 28, 2022 14:00 EST)

VENDOR



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No.	DESCRIPTION	PRICE
	Net upgrades continued from Page 1	\$55,235.00
11	8ft garage door (increased height) in lieu of standard door height, double door or oversized singe door. Door style to remain as standard, frame to be painted the same colour as garage door	\$2,430.00
12	Cost to provide Black Exterior Window Frames throughout the main and 2nd floor, in lieu of white, includes front door frame and patio doors. Basement windows must remain as white. Price has been adjstuted to accommodate increased floor hieghts	\$3,895.05
13	Cost to provide Black Exterior railing at front elevation in lieu of standard. Based on standard elevation. Note due to lot grading some elevation may not require any railing at stairs or porch, in the event that railing is not required, purchaser will be credited back amount charged	\$500.00
14	Chimney Hood Fan Provision - Provisions to cabinetry to accommodate future shimney hood fan/exhaust fan above future stove/range in kitchen area. Note - not all models can accommodate this change. Builder will try to accommodate cenerign the vent as best as possible. Purchaser must provide all specifications for future chimney Style hood fan/exhaust fan as soon as possible. This items must be decided prior to framing stage, otherwise may be considered too late	\$0.00
15	Slide in range - provisions to accommodate future slide in range in lieu of standard future free standing range in the kitchen area. Price is based on Vendor's standard countertop. Purcahser must provdie model specifications that show install and cut out instructions for the range, must be provided at interior colour selection appointment. Note - a slide in range fits flush with the countertop and the cooktop portion slightly protrudes which rest on top fo the countertop on either side. An additional piece of countertop behind the range is required, unless otherwise specified by the manufacturer.	\$350.00
16	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	\$3,000.00
17	Cost to provide smooth ceilings in lieu of stippled ceilings - 2 nd floor	\$3,850.00
18	2ND FLOOR STUDY - Provide double doors to study, based on standard door/hardware plus additional drywall and labour.	\$1,000.00
19	Close door to the shared bathroom from 2nd floor hallway. Add 3ft of cabinetry, (standard cabinet and laminate top. Provide and install bank of drawers between two vanity sinks, top two to be standard depth, bottom drawer to be deeper drawer	\$2,435.00
	Net upgrades continued on Page 3	
Extra's Subtotal:		\$72,695.05
H.S.T.		\$9,450.36
New Total:		\$82,145.41
Less Bonus Package (if Applicable)		
TOTAL:		\$82,145.41
Net upgrades continued on page 3		\$72,695.05
	TOTAL	

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- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

Amanda Ferreira (Jan 27, 2022 10:03 EST)

PURCHASER

Pedro Ferreira (Jan 27, 2022 17:37 EST)
PURCHASER

BELLAIRE PROPERTIES INC.

Per. Lormel Homes (Jan 28, 2022 14:00 EST)
VENDOR



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	\$72,695.05
20.	Increase kitchen island to 3x5 - includes base cabinet at 3ft, island will not have an overhang. Price based on standard cabinetry and standard granite	\$700.00
21.	Provide Counter-Depth Fridge Enclosure in kitchen area (counter depth fridge cabinets, 65cm comes 1 gable in lieu of standard opening)	\$875.00
22.	Provide for opening in servery cabinetry for future under cabinet beverage center. Provide electrical outlet	\$280.00
23.	Swap the location of the servery and walk-in pantry as per sketch.	\$400.00
Extra's Subtotal:		\$74,950.05
H.S.T.		\$9,743.51
New Total:		\$84,693.56
Less Bonus Package (if Applicable)		(\$20,000.00)
TOTAL:		<u>\$64,693.56</u>
Balance Due		<u>\$64,693.56</u>
	TOTAL	

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Per: Lormel Homes (Jan 28, 2022 14:00 EST)
VENDOR

47' Designs

The Carlyle / Elev. A & B
2950 sq.ft.



E/C/CONDUIT FOR TV
ABOVE FIREPLACE

8ft - Exterior Garden Door,
full length glass

9FT CEILINGS ON THE
MAIN FLOOR with 8FT
DOORS

FAMILY ROOM
16'0" x 16'0"

HRI-AKI AST
12'0" x 15'10"

FAMILY ROOM
16'0" x 16'0"

MASTER
BEDROOM
16'0" x 16'0"

BEDROOM 2
14'4" x 12'0" x 11'0"

48" stove and hood
fan
10" vent

Island to 3x5 - includes
base and countertop (no
overhang)

98" HIGH DOOR FROM
HOUSE TO GARAGE

DELETE DOOR FROM
THE HALLWAY, EXTEND
THE VANITY

Swap location of the
servery cabinetry and
the walk-in pantry

Include spacing and
electrical for beverage
center

BEDROOM 4
13'2" x 12'0"

BEDROOM 3
11'0" x 12'6"

STUDY
12'2" x 10'6"

ADD DOUBLE DOORS TO
STUDY

GARAGE
18'4" x 30'0" (34'2")

FIRST FLOOR
ELEVATION A & B

8FT TALL GARAGE
DOORS

10ft CEILINGS ON MAIN
FLOOR

GARAGE
18'4" x 20'0"

OPT. FIRST FLOOR

SECOND FLOOR
ELEVATION A

BEDROOM 4
13'2" x 12'0"

STUDY
12'2" x 10'6"

BEDROOM 3
11'0" x 12'6"

SECOND FLOOR
ELEVATION B

BASEMENT
ELEVATION B

BASEMENT
ELEVATION C



Plans and specifications are subject to change without notice. E & D E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.

LOT 1-176, PH1, INNISFIL
PE002 - SKETCH

PURCHASER: Amanda Ferreira (Jan 27, 2022 10:03 EST)

PURCHASER: Pedro Ferreira (Jan 27, 2022 17:37 EST)